

018.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

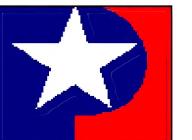
760,400 / 760,400

USE VALUE:

760,400 / 760,400

ASSESSED:

760,400 / 760,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
189		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLUNDELL MARISSA A &
Owner 2:	BLUNDELL SHANE E
Owner 3:	

Street 1: 189 LAKE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DE SIMONE ANNA -

Owner 2: -

Street 1: 189 LAKE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,924 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Aluminum Exterior and 1465 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7924		Sq. Ft.	Site		0	80.	0.75	1			Med. Tr	-10					473,561						473,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				12453	
101										Building Value				GIS Ref	
7924.000										Yard Items				GIS Ref	
286,800										Land Value				Insp Date	
473,600										Total Value				04/14/18	
760,400														04/14/18	

PREVIOUS ASSESSMENT										Parcel ID				USER DEFINED	
Total Card										018.0-0002-0001.0				Prior Id # 1:	
0.182										Entered Lot Size				Prior Id # 2:	
Total Parcel										Total Land:				Prior Id # 3:	
0.182										Land Unit Type:				Prior Id # 1:	
286,800														Prior Id # 2:	
473,600														Prior Id # 3:	
760,400														ASR Map:	

PREVIOUS ASSESSMENT										Parcel ID				PRINT	
Tax Yr										018.0-0002-0001.0				Date	
2020										Asses'd Value				Time	
101										Notes				12/18/2019	
FV										Date				12/10/20	
286,900										Time				17:04:42	
0														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500														12/10/20	
760,500														17:04:42	
760,500															

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 5 - Cape	1	Rating: Good	Full Bath: 1	A Bath: 1	Rating:	SINK IN BSMT.												
Sty Ht: 1T - 1 & 3/4 Sty			3/4 Bath: 1		Rating:													
(Liv) Units: 1	Total: 1		A 3QBth: 1		Rating:													
Foundation: 1 - Concrete			1/2 Bath: 1		Rating: Good													
Frame: 1 - Wood			A HBth: 1		Rating:													
Prime Wall: 3 - Aluminum			OthrFix: 1		Rating: Average													
Sec Wall: 8 - Brick Veneer		5%	OTHER FEATURES															
Roof Struct: 1 - Gable			Kits: 1		Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1												
Roof Cover: 1 - Asphalt Shgl			A Kits: 1		Rating:	Level FY LR DR D K FR RR BR FB HB L O												
Color: BEIGE			Fpl: 1		Rating: Average	Other												
View / Desir:			WSFlue: 1		Rating:	Upper												
GENERAL INFORMATION			CONDOS INFORMATION			Lvl 2												
Grade: C - Average						Lvl 1												
Year Blt: 1938		Eff Yr Blt:				Lower												
Alt LUC:		Alt %:				Totals RMS: 5 BRs: 2 Baths: 1 HB: 1												
Jurisdct: G17		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster		Functional:		%	Interior:	1	5	2										
Sec Int Wall:		Economic:		%	Additions:													
Partition: T - Typical		Special:		%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:		%	Baths:													
Sec Floors: 4 - Carpet		Total: 40	%		Plumbing:													
Bsmnt Flr: 12 - Concrete					Electric:													
Subfloor:					Heating:													
Bsmnt Gar:					General:													
Electric: 3 - Typical					Totals	1	5	2										
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 1 - Forced H/Air																		
# Heat Sys: 1																		
% Heated: 100																		
Solar HW: NO			% AC: 100															
% Com Wall			Central Vac: NO															
		% Sprinkled:																
MOBILE HOME			Make:		Model:		Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS			PARCEL ID 018.0-0002-0001.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N		Total Yard Items:			Total Special Features:						Total:							